



GRASSROOTS
REALTY GROUP

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135 Riverwood Crescent SW
Diamond Valley, Alberta

MLS # A2247636



\$779,000

Division:	Riverwood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,715 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insu		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Open House this Saturday, Aug 23rd, 11AM to 1PM This stunning 5 bedroom, 3.5 bath home sits on a quiet south facing corner lot in Diamond Valley's sought after Riverwood community. Enjoy a peaceful, walkable neighbourhood with parks, nature trails, golf, breweries, restaurants, and schools all nearby, plus quick access to Kananaskis, 15 minutes to Okotoks, and 25 minutes to Calgary. Inside, the bright main level boasts soaring vaulted ceilings, luxury vinyl plank, and a gas fireplace. The chef's kitchen is a showstopper with a massive island, premium appliances, under-counter wine fridge, pantry, and a 4-stage RO water system. Two additional bedrooms, one with its own ensuite, a two piece powder room, and mudroom off garage complete this floor. The unique layout features a private primary suite on its own floor with a fireplace, walk-in closet, and spa-inspired ensuite with a rain shower. A fully finished basement with 9' ceilings, has a large rec room, 2 big bedrooms, and 3-pc bath providing plenty of living space. Outside is designed for year-round enjoyment and minimal upkeep: a rockscaped yard with perennial beds, raised garden boxes, a swim spa, and two gated access points. There's also a shed with a ramp, RV parking pad, decorative stone hardscaping, and privacy windows. The heated triple garage is oversized, perfect for vehicles, hobbies, or storage. Comfort and convenience upgrades include central A/C, home run manifold plumbing, UV water disinfection, full professional paint, and recent furnace/duct cleaning. Move-in ready, impeccably maintained, and loaded with extras, this home delivers small-town charm with big-city access, the perfect combination for families, entertainers, and outdoor enthusiasts alike.

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